

**Built to work.  
Smarter.  
Seamlessly.  
For You.**



# The City of Lakewood Intergenerational Community Center

Adaptive Reuse of former Cove United Methodist Church

RFQ for Design-Build Services

25 November 2019

Construction Management • General Contracting  
Design-Build • Owners Rep

# Letter of Interest

## Project Team:

The Krill Co., Inc.  
1275 Main Avenue  
Cleveland, Ohio 44113  
(216) 357-4777

## Principal Contact Person:

Jeffrey Gliebe – Project Executive (CEO/Co-Chairman) jeff@krill.com

Kyle Konczos – Senior Project Manager  
Lindsay Quatro – Project Coordinator  
Jake Wilson – Project Superintendent

## Bialosky Cleveland – Architectural, Mechanical, Electrical, Plumbing engineering

6555 Carnegie Avenue  
Cleveland, Ohio 44103  
(216) 752-8750

Mark Olson – Principal in Charge  
Tracy Sciano Vajskop – Associate Principal  
John Guzik – Senior Project Manager (architectural)

David Hood – Senior Mechanical Engineer  
Ebbie Bobbitt – Electrical Engineer

## Barber & Hoffman – Structural Engineering

2217 East 9th Street  
Cleveland, Ohio 44115  
(216) 875-0100

Jon Leuthaeuser – Associate Principal

# Firm Overview

## Summary

The Krill Co., Inc. is an Ohio based firm, privately owned and operated by principals who are involved with the day to day activities of every project. Over the past 25 years, more than 80% of Krill's projects have been at-risk with a guaranteed maximum price.

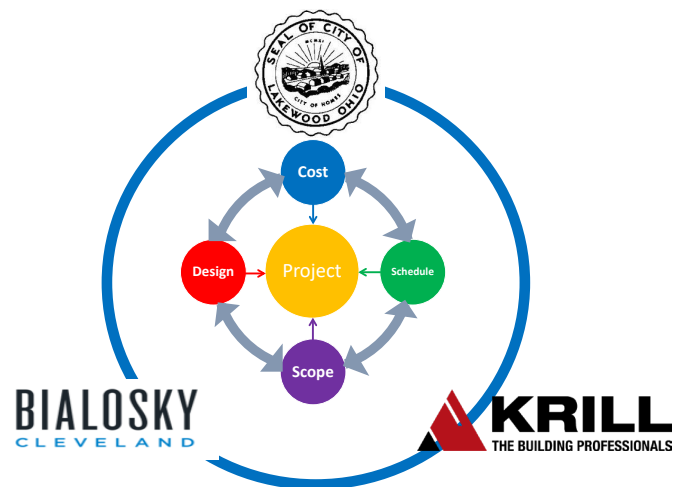
## Culture & Accountability

At Krill we have built a client-centric culture with service expectations that exceed the norm within the construction industry. We receive feedback from construction savvy owners, architects and subcontractors that our services are unparalleled in the industry, and will strive to prove this to you. Tailored to your project, the Krill differentiators will affect the overall outcome from both a satisfaction and financial perspective.

It is our culture and belief that true accountability between the Owner, Architect, Consultants, and Krill provides the best results in cost, schedule, design, and function – which ultimately determines the success of a project.

## Built to work. Smarter.

Cost control is important to every client, and the most important stage of this project to ensure you are maximizing your funds is through accurate and complete estimating services. It is truly the foundation to the financial and physical outcome as design and constructability decisions will be made from this information.



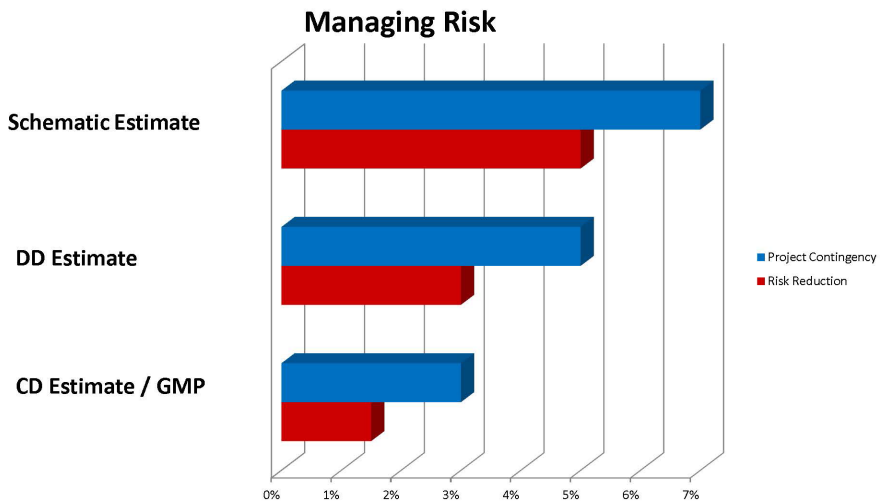
Krill's strength is thinking through the project and past the lines on the paper to assemble a detailed, concise, and accurate estimate. We historically provide between 6% and 10% worth of cost saving options through design assist or value added options during the pre-construction process.

# Firm Overview

## Built to work. For you.

As City of Lakewood's risk managers, Krill will continue to lower the project contingency during the design phase from 7%, to 5%, to 3% as the drawings enter the CD and GMP phase. As the design process continues and more information is presented, the risk is reduced less than the contingency value.

The history of Krill's 'at risk' projects are measured through the accuracy of our estimates and the savings returned to our clients.



Project	GMP	Managed	Savings to Owner
CWRU – Wolstein	\$ 3,000,000	\$ 59,000	2.0%
CWRU – Anesthesiology	\$ 9,200,000	\$ 221,000	2.4%
CWRU – Leutner	\$ 4,900,000	\$ 60,000	1.2%
Cleveland Clinic – Sim Lab	\$ 1,900,000	\$ 94,000	4.9%
John Carroll – Murphy Hall	\$21,000,000	\$1,200,000	5.7%

When deciding upon the best fit for Construction Manager, it's important to feel a connection and trust with your project management team. CM fees are often within ½% of one another on less than 5% of the total value of the project, which is why it is also important to look at the return on the investment of the services they provide.

The Krill Co., Inc. is the right fit providing the greatest ROI along with industry competitive fees. Most importantly, Krill is the right size company to provide the City of Lakewood with the attention they will need to effectively manage the available resources to the intended work scope towards the successful completion of the project.



# The Krill Difference

The Krill Co., Inc. is an Ohio based firm, privately owned and operated by principals who are involved with the day to day activities of every project. As a recognized State of Ohio award-winning contractor, Krill specializes in renovations and adaptive reuse. Over the past 25 years, more than 80% of Krill's projects have been at-risk with a guaranteed maximum price, involving a team approach to address the needs of our clients as a preferred Construction Manager at Risk.

At Krill, we have built a client-centric culture with service expectations that exceeds the norm within the construction industry. We know our services are unmatched compared to those offered by our competitors based on feedback from construction savvy owners, architects and subcontractors. Tailored to your project, the Krill differentiators will affect the overall outcome from both a satisfaction and financial perspective.

It is our culture and belief that true accountability between the Owner, Architect, and Krill provides the best results in cost, schedule, design, and function – which ultimately determines the success of a project.

*"Their ability to plan the construction sequencing of this project, incorporate requested changes, and keep the project on schedule has proven to be an asset for the team and is leading this project to a successful completion."*

- Doug Lippus  
Owner's Representative  
Cleveland Clinic

*"The team has performed exceptionally well on this project. Engaged in the Schematic design phase for Pre-construction services, the Krill professionals have provided valuable budgeting information and constructability reviews."*

- Carol Dietz  
Associate VP of Facilities  
John Carroll University

*"As an owner you want to surround yourself with trustworthy knowledgeable consultants. Krill is even more than that, as I truly felt you acted as my advocate, identifying opportunities to save time or money without reducing the quality or scope of the building."*

- Sam Calabrese  
President  
Veteran's Development, LLC

*"I genuinely believe they are about our school and the working relationships they've built and continue to grow. We are treated not as customers, but as partners reaching a common goal. Such attitude has been demonstrated from Krill ownership/management team on multiple projects."*

- John Buetow  
Superintendent  
Lutheran High School Association

# The Krill Difference

## Built to work. Smarter.

Before the recent advancements of **Lean Construction** in our industry, Krill had been practicing Lean techniques with every project deliverable. It has been our objective for the past decade to improve the project delivery process. Today, each project we manage follows the Lean delivery method from Pull Planning to Weekly Work Plans to better engage our team goals.

We are focused on bringing a building to market between 10% and 15% faster than the conventional process, which either meets or exceeds scheduled forecasted dates. Additionally, improvements with accountability will reduce the staggering 40% waste in productivity that plagues the commercial construction industry today.

In response to industry needs, Krill has adopted Lean Construction principles to increase productivity and improve margins for the design team, client, and sub-trade community while holding the entire team accountable to the expectations from the start of the project through completion.

## Built to work. Seamlessly.

As a company, we have personally reached out to the architectural community and valued clients and listened to their concerns, recognizing that the #1 failure during pre-construction is the inability of a construction manager to accurately estimate and communicate during the conceptual stage of the project.

Krill has harnessed the valuable data from current and past projects and developed a custom written data-based **Estimating Program** which aligns with CSI index and our own internal methodology of estimating. Our employees and managers are brought up with the concept of reading beyond the lines of a drawing to provide more exact estimates and categorized works scope.

In an industry inundated with Value Engineering justifications, Krill provides clients and consultants continued **Value Analysis** throughout pre-construction and construction. Our philosophy remains that if a project requires VE at the end of design, the entire process has failed. Seamless thinking is not an event it is part of a culture.

## Built to work. For you.

Technology has had a great impact on the building industry in both positive and negative ways. Krill has focused on reversing the negative into a positive, especially in the area of document management, by fully adopting **PlanGrid** as the preferred construction management software.

What was initially offered as a drawing and specification portal, is now being used to manage submittals, RFIs, permits, drawings, specifications, punch lists, daily reports, pre-installation meeting, operation & maintenance sessions, and progress photos. With real-time access by the entire team, the transmission of data has improved workflow and better managed risk, allowing the information to be available on site potentially reducing costly field errors.

Starting in 2019, The Krill Co., Inc. is managing PlanGrid licenses for each construction project. The objective is to make it easier on our team (owners, architects/engineers, subcontractors) to have seamless access to all documents both in the field and office. We have worked with PlanGrid to create usernames and passwords for each project shared with every project participant, which has had an immediate impact of expediting submittals, reducing ineffective correspondence by 50%, while creating 100% participation without excuses. Krill continues to work closely with PlanGrid on multi-faceted software solutions, customized to our operations and cultural approach.

## Firm History



### AIA Ohio Gold Medal

In 2009, the firm was awarded the AIA Ohio Gold Medal Firm Award in recognition of the firm's ability to operate across disciplinary boundaries with a mastery of knowledge over a substantial period of time.



### Weatherhead 100

The Weatherhead 100 award celebrates Northeast Ohio's spirit of entrepreneurship, honoring the region's fastest-growing companies.

Bialosky Cleveland is a multi-disciplinary design firm consisting of architects, interior designers, engineers, strategists, graphic designers, and planners. Our name is inclusive and declares to the world “who we are” and “where we’re from”.

Recognized for design excellence, practice innovation, and inspiring firm culture, Bialosky Cleveland has established itself as a firm that creates meaningful solutions that are innovative, responsive, enduring and beautiful. For over six decades, our practice has earned distinguished design awards in the realms of architecture, interior design, and environmental graphics. We continue to be named a Northcoast 99 Company, Weatherhead 100 Company, and a Top Workplace, being one of the few Midwest design firms to consistently earn these accolades. As an AIA Ohio Gold Medal Firm, Bialosky Cleveland upholds a high standard of design, a collaborative nature, and a cumulative influence on the profession of architecture.

Bialosky Cleveland is a recognized community leader, mobilizing resources and people to uplift and enliven communities of different faiths, economic means, and health disparity. As a national standard, the 1+ Project of Public Architecture challenges architecture and design firms to make a pledge of 1% or more of annual billable hours to pro bono service. Bialosky Cleveland gives 3%, equivalent to nearly two full-time employees.

# BIALOSKY

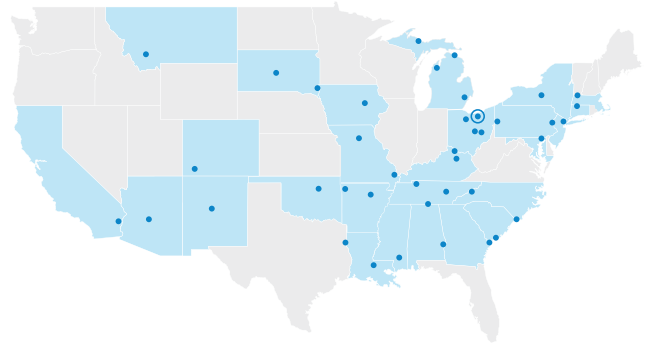
CLEVELAND

## Firm Profile

YEAR  
ESTABLISHED

1951

GEOGRAPHY  
OF PROJECTS



LEGAL  
FORM OF FIRM

Partnership

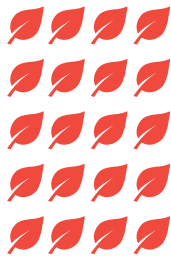
HOME  
OFFICE

6555 Carnegie Ave.  
Cleveland, OH

STAFF  
BREAKDOWN



LEED  
ACCREDITED  
EMPLOYEES



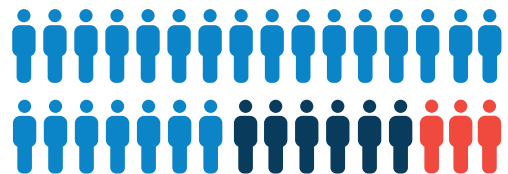
- 36 Architecture & Planning
- 10 Interior Design
- 9 Engineering
- 4 Graphic Design & Marketing
- 4 Administrative

AWARDS  
FOR  
PRACTICE



REGISTERED  
PROFESSIONALS

23 Registered Architects  
6 NCIDQ Registered  
3 Professional Engineers



OUR  
VALUES



## Design Services

### ARCHITECTURE

Residential  
Commercial  
Institutional  
Industrial  
Renovation  
Historic Restoration  
Adaptive Reuse  
Facility Assessment

### INTERIOR DESIGN

Programming  
Space Planning  
Furniture Selection/Specification  
Furniture Inventory  
Move Management  
Tenant Fit-Outs  
Fit Plans  
Leasing Assistance  
Change Management

### PLANNING

Site Analysis  
Master Planning  
Urban Design  
Mixed Use  
Placemaking

### MECHANICAL

Fuel & Energy Systems  
Heating Systems  
Air Conditioning Systems  
Refrigeration Systems  
Ventilation & Exhaust  
Make-Up Air Systems  
Control Systems  
Energy Recovery Systems

### ELECTRICAL

Power Distribution Systems  
Lighting Design  
Lighting Control Systems  
Fire Detection & Alarm Systems  
Energy Analysis & Upgrade  
Infrastructure Planning  
Utility Calculations  
Power System Analysis  
Emergency Power

### PLUMBING

Plumbing Systems  
Site & Building  
Storm Drainage & Retention  
Drainage & Retention Calculations  
Compressed Air Systems  
Process Storage & Piping Systems  
Domestic Hot & Cold  
Water Service & Distribution  
Roof Drainage

### TECHNOLOGY

Cable Pathways  
Automatic Temperature Controls  
Structured Cabling Systems  
Wireless Technology Design  
Communication & Sound Systems  
Audio/Visual Systems  
Telephone & Data Systems  
Intercom & Public Address Systems  
Security & Access Control Systems  
Data Center & Mission Critical  
Systems Design

### SUSTAINABLE SOLUTIONS

Feasibility & Cost Analysis  
Analysis of Existing Facilities  
Fuel & Energy analysis  
Conservation & Recovery Analysis  
Building Modeling  
Optimization of MEP systems  
Comparative System Analysis  
Geothermal Engineering  
Green Roof Systems  
Renewable Energy Solutions  
Life Cycle Cost Analysis  
LEED

### GRAPHIC DESIGN

Brand Cultivation  
Environmental Graphics  
Interior & Exterior Signage  
Wayfinding Systems  
Fundraising Packages  
Marketing Collateral  
Graphic Installations





**BARBER & HOFFMAN, INC.**  
Consulting Engineers

## Barber & Hoffman, Inc. Firm Overview

FOUNDED  
1934

### HISTORY

Barber & Hoffman, Inc. is a premier structural engineering consulting firm serving the Midwest and Mid-Atlantic states. We have been providing structural engineering expertise since its founding by C. Merrill Barber in 1934 in Cleveland, Ohio. The firm opened an office in the Pittsburgh area in 1998, and in 2009, an office in Columbus, Ohio.

During Mr. Barber's distinguished career as a design professional, together with his partners and successors, many impressive landmarks in the public and private sectors have been created. Most notable are the Cleveland Museum of Art, the Cleveland Botanical Garden, Severance Hall (designed by Mr. Barber early in his career), the Great Lakes Science Center, the Cleveland Federal Office Building, Cleveland State University Library Tower, the Cleveland Convention Center, and Cuyahoga Community College Metro Campus. Mr. Barber's dedication to innovative yet cost-effective design philosophy is still the company's hallmark today.

Today, our Cleveland office continues to work at some of the aforementioned project locations, also adding major health care clients such as the Cleveland Clinic Foundation, University Hospitals Health System, Summa Health Care System, along with other institutions such as Case Western Reserve University, John Carroll University, and Cleveland State University. Our Pittsburgh office has provided services for major institutions in the western Pennsylvania area such as the University of Pittsburgh Medical Center, Duquesne University, the University of Pittsburgh, Carnegie Mellon University, and Pennsylvania State University. Our Columbus office is providing services to institutions, architects, and building owners such as The Ohio State University, Mount Carmel Health System, OSU Wexner Medical Center, Wright State University, Ohio University, Belmont College, and Mt. Vernon Nazarene University. Our client retention speaks volumes to the service we provide.

Barber & Hoffman has the legal status of a professional corporation and a certified small business enterprise (Federal, City of Cleveland, Cuyahoga County, City of Columbus and City of Pittsburgh).

### EXPERIENCE

We serve design and construction professionals, medical and educational institutions, building owners and managers, government agencies, contractors, fabricators, developers, and others. Our firm is rich with a versatile staff of registered Professional Engineers, EITs, and technicians. We possess decades of experience coupled with the knowledge of the latest design techniques, structural engineering modeling, materials technology, and cost-effective planning to produce a wide range of interesting and efficient buildings and structures.

A Principal manages each project bringing together knowledge, coordination, and integration of specialized skills needed for completion. The daily interplay among the staff encourages creative solutions while eliminating costly research in design challenges. This approach has retained many of our valued clients.

We utilize integrated computer modeling with associated tools for analysis and design. We are proficient in utilizing AutoCAD and Building Information Modeling (BIM) for design and drafting.

2217 East 9th St.	Cleveland, OH 44115	P 216.875.0100	F 216.875.0111
8800 Lyra Drive	Columbus, OH 43240	P 614.825.9580	F 614.825.9581
1659 Route 228	Cranberry Twp., PA 16066	P 724.741.0848	F 724.741.0849

[www.barberhoffman.com](http://www.barberhoffman.com)

### SUMMARY:

- Structural Consultants
- Founded in 1934
- 3 Office Locations
- 5 Principals
- 28 Engineers (14 Registered)
- 2 LEED AP Personnel
- 5 Technicians

### STATE REGISTRATIONS:

- Connecticut
- District of Columbia
- Florida
- Georgia
- Illinois
- Indiana
- Kentucky
- Maryland
- Massachusetts
- Michigan
- Minnesota
- Mississippi
- New Jersey
- New York
- North Carolina
- Ohio
- Pennsylvania
- Tennessee
- Virginia
- West Virginia

### CAPABILITIES:

- New Structures
- Existing Structures
- Parking Garages
- Building Assessments
- Restoration
- Facades
- Forensic

### MARKET AREAS:

- Healthcare
- Education
- Commercial
- Institutional
- Housing
- Recreation
- Parking Garages
- Public Sector
- Private Sector
- Design-Build

# The Krill Co., Inc. Insurance Certificate



KRILL-2

OP ID: JB

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/02/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Zito Insurance Agency, Inc. 8339 Tyler Blvd. Mentor, OH 44060 Christopher M. Zito		<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 440-205-7400 FAX (A/C, No): 440-205-7410 E-MAIL ADDRESS: jacquismith@zitoinsurance.com	
<b>INSURED</b> The Krill Co. Inc. 1275 Main Avenue Cleveland, OH 44113		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Cincinnati Insurance Co. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10677	

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
INSURANCE LINE	TYPE OF INSURANCE	ADOL BUSR MFR WOOD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO.JECT <input type="checkbox"/> LOC OTHER:		EPP 0315218	04/01/2018	04/01/2021
				<b>LIMITS</b> EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/PROP AGG \$ 2,000,000	
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		EPP 0315218	04/01/2018	04/01/2021
				COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0		EPP 0315218	04/01/2018	04/01/2021
				EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NYS) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A	EPP 0315218 (EMP LIAB-OH)	04/01/2018	04/01/2021
				E1. EACH ACCIDENT \$ 1,000,000 E1. DISEASE - EA EMPLOYEE \$ 1,000,000 E1. DISEASE - POLICY LIMIT \$ 1,000,000	
A	Leased/Rented Equipment		EPP 031 52 18	04/01/2018	04/01/2021
				Leased Eq 90,000 Ded 500	
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)					

<b>CERTIFICATE HOLDER</b>  <b>PROOF02</b>  Proof of Coverage XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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# Bialosky Architects Insurance Certificate



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
2/18/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY ASSURE, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1600 Cleveland OH 44114		<b>CONTACT</b> Name: Serena Turshak Phone: 216-777-8134 Fax: 216-838-2816 Email: sturshak@oswaldcompanies.com	
<b>INSURED</b> Bialosky + Partners Architects 6666 Carnegie Avenue #201 Cleveland OH 44103		<b>INSURANCE</b> Insurer(s) Approving Coverage: <b>NAID #</b> Insurer A: Travelers Indemnity Company <b>26088</b> Insurer B: XL Specialty Insurance Co. <b>37585</b> Insurer C: Insurer D: Insurer E: Insurer F:	

**COVERAGES** **CERTIFICATE NUMBER: 1041581668** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THIS INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE	TYPE OF INSURANCE	DATE	PERIOD	POLICY NUMBER	START DATE (MM/DD/YYYY)	END DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> A-Primary & <input checked="" type="checkbox"/> Non-Contributory GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO- DUCT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER	Y	Y	880638P47	2/21/2018	2/21/2020	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPPOS AND \$2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTO ONLY <input checked="" type="checkbox"/> Hired AUTO ONLY <input checked="" type="checkbox"/> A-Primary <input type="checkbox"/> SCHEDULED AUTO <input checked="" type="checkbox"/> HIGH-OWNED AUTO ONLY	Y	Y	848241P02	2/21/2018	2/21/2020	UNINSURED SINGLE LIMIT (Per accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> BOMBARDER LIABILITY <input type="checkbox"/> BOMBARDER LIABILITY <input type="checkbox"/> CHD <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPOSED CHANGES CONCERNING OFFICERS/OWNERS/CLERICAL (Mandatory to file) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/R	Y	880638P47	2/21/2018	2/21/2020	<input checked="" type="checkbox"/> PER ACCIDENT <input checked="" type="checkbox"/> EMP- BIL E.L. ENCL. ACCIDENT \$1,000,000 E.L. EMPENSE - EA EMPLOYEE \$1,000,000 E.L. EMPENSE - POLICY LIMIT \$1,000,000
B	Professional Liability Claims Made Policy Period: 1/1/18-12/31/18	N	Y	DPR388218	2/21/2018	2/21/2020	Each Claim Aggregate Professional & Error \$2,000,000 \$4,000,000 Limit Included

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Additional Insured and Waiver of Subrogation as designated above is provided when required of the Named Insured by written contract or agreement.

<b>CERTIFICATE HOLDER</b>  Specimen For Purposes of Evidencing Coverage Only Cleveland OH 44120	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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ACORD 25 (04/18/03)

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# Barber & Hoffman, Inc. Insurance Certificate



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
6/17/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> The James B. Oswald Company 1100 Superior Avenue, Suite 1500 Cleveland OH 44114		<b>CONTACT NAME:</b> Noelle Boyd <b>PHONE (A/C, No. Ext):</b> 216-367-4954 <b>FAX (A/C, No):</b> 216-839-2815 <b>E-MAIL ADDRESS:</b> nmboyd@oswaldcompanies.com															
<b>INSURED</b> BARBE-1 Barber & Hoffman, Inc. 2217 East Ninth Street #350 Cleveland OH 44115-1257		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Travelers Property Casualty Ins Co</td> <td>36161</td> </tr> <tr> <td>INSURER B: Phoenix Insurance Company</td> <td>25623</td> </tr> <tr> <td>INSURER C: Travelers Indemnity Company</td> <td>25658</td> </tr> <tr> <td>INSURER D: Travelers Indemnity Of Connecticut</td> <td>25682</td> </tr> <tr> <td>INSURER E: XL Specialty Insurance Co.</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Travelers Property Casualty Ins Co	36161	INSURER B: Phoenix Insurance Company	25623	INSURER C: Travelers Indemnity Company	25658	INSURER D: Travelers Indemnity Of Connecticut	25682	INSURER E: XL Specialty Insurance Co.		INSURER F:	
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### COVERAGES

CERTIFICATE NUMBER: 2005071329

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> AI Primary & <input checked="" type="checkbox"/> Non-Contributory GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	Y	6801J961978	6/11/2019	6/11/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> AI Primary	Y	Y	BA2449L774	6/11/2019	6/11/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	CUP6611Y916	6/11/2019	6/11/2020	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 Excludes Professional \$ Ohio Stop Gap
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	Y N/A	UB6K101741	6/11/2019	6/11/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
E	Professional Liability Claims Made Form Retro Date: 01/01/1934	N	Y	DPR9944251	6/11/2019	6/11/2020	Ea. Claim Aggregate Pollution & Envir. \$1,000,000 Liab. Included \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured and Waiver of Subrogation as designated above when required of the Named Insured by written contract or agreement  
CBRE is additional insured as noted above.

### CERTIFICATE HOLDER

CBRE  
3 Summit Park Drive, Suite 130  
Independence OH 44131

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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## Key Personnel



### Jeff Gliebe

Project Executive

#### YEARS OF EXPERIENCE

KRILL: 33

INDUSTRY: 33

#### EDUCATION

Bowling Green State University,  
Bachelor of Science in Technology  
Construction Management

#### PROFESSIONAL ORGANIZATIONS

Cleveland Builders Exchange  
*Board Member President*

Associated General Contractors of Ohio

NAIOP Northern Ohio

Building Owners and Managers  
Association

Cleveland Restoration Society

Mr. Gliebe began his career at The Krill Co., Inc. in 1986 and became a Shareholder in 1994. With expertise in project management and construction administration, Mr. Gliebe has personally managed and successfully constructed and renovated over \$350 million work over his professional career.

Jeff has championed a firm-wide cultural shift at Krill and within the construction industry, developing an integrated project approach with lean construction principles on which holds the team accountable to expectations at every level.

Mr. Gliebe has been recognized by his peers and the industry for amassing a company record for awards, including twice receiving the prestigious state recognized AGC Build Ohio Award recognized by the Governor of Ohio. Mr. Gliebe has taken an active role in supporting the construction industry trade, along with its inclusion of minorities by establishing The Krill Co., Inc.'s Diversity Mentoring Program.

#### RELEVANT EXPERIENCE

##### Lee Silsby Compounding Pharmacy Beachwood, Ohio

Renovation of existing 20,000 sf building for Compounding Pharmacy – included adding retail, storage, shipping, sterile room, clean room, offices, conference rooms and labs.

##### GBX Group

Cleveland, Ohio

Adaptive reuse for the new corporate headquarters for GBX Group in Cleveland, Ohio. 48,000 sf, six story mixed use office space renovation with historic tax credit.

##### Worthington Yards

Cleveland, Ohio

This historical renovation spans 185,000 sf and includes 98 apartments, an underground parking garage, and two courtyards with full amenities. Apartments provide modern features while preserving historic elements of the GEO Worthington Company.

## Project Team



### Kyle Konczos

Senior Project Manager

#### YEARS OF EXPERIENCE

KRILL: 9

INDUSTRY: 9

#### EDUCATION

Bowling Green State University,  
Bachelor of Science in Technology  
Construction Management

OSHA 30

ASHE

AIC Associate Constructor

#### PROFESSIONAL ORGANIZATIONS

Construction Management Association  
of America

Building Owners and Managers  
Association

Cleveland Restoration Society

Mr. Konczos joined Krill in 2010, after working with the company under a co-op internship during 2009. Kyle became a shareholder in 2018 and serves as the project manager for many projects spanning: educational, health sciences, historic restoration, office, retail, and industrial construction.

As Project Manager Mr. Konczos is responsible for the development of budgets and estimates, value-added engineering, CPM scheduling, project phasing/sequencing, conducting job meetings, contract bidding, and daily construction administration. Kyle is a true expert, recognized for his ability to bring value-added ideas, develop accurate estimates and final GMP's and drive productivity and quality in the field.

#### RELEVANT EXPERIENCE

##### GBX Group

Cleveland, Ohio

Adaptive reuse for the new corporate headquarters for GBX Group in Cleveland, Ohio. 48,000 sf, six story mixed use office space renovation with historic tax credit.

##### Worthington Yards

Cleveland, Ohio

This historical renovation spans 185,000 sf and includes 98 apartments, an underground parking garage, and two courtyards with full amenities. Apartments provide modern features while preserving historic elements of the GEO Worthington Company.

##### Lee Silsby Compounding Pharmacy

Beachwood, Ohio

Renovation of existing 20,000 sf building for Compounding Pharmacy – included adding retail, storage, shipping, sterile room, clean room, offices, conference rooms and labs.

## Project Team



### Jake Wilson

Project Superintendent

#### YEARS OF EXPERIENCE

KRILL: 6

INDUSTRY: 11

#### EDUCATION

Southern Illinois University, Bachelor of Science in Construction Management

Spoon River College, Associate of Sciences

8 Years US Navy

ASHE Healthcare Construction Certificate

OSHA 30-Hour

ICRA Certified

LEED Green Associate

Mr. Wilson is a Project Superintendent who brings a valuable mix of experience and formal education to every project. With over ten years of construction experience, Jake began his career as a US Navy Seabee, managing construction projects bases throughout the world. He then gained a formal undergraduate degree in Construction Management, providing him additional insight into how to manage a both the financial and constructability aspects of a project.

Mr. Wilson provides management and coordination of all field operations, including oversight of safety protocols, quality control, and subcontractor workforce management. He adheres to strict policies to maintain the schedule and assure a clean and safe worksite. He will communicate daily with Krill project managers, foremen and owner users, especially in occupied facilities.

#### RELEVANT EXPERIENCE

##### GBX Group

Cleveland, Ohio

Adaptive reuse for the new corporate headquarters for GBX Group in Cleveland, Ohio. 48,000 sf, six story mixed use office space renovation with historic tax credit.

##### Worthington Yards

Cleveland, Ohio

This historical renovation spans 185,000 sf and includes 98 apartments, an underground parking garage, and two courtyards with full amenities. Apartments provide modern features while preserving historic elements of the GEO Worthington Company.

##### Progressive Insurance Auditorium

Mansfield, Ohio

\$3M renovation of building to create a 170 seat auditorium for investor meetings. This was a high tech facility.

## Key Personnel



### Lindsay Quatro

Project Coordinator

#### YEARS OF EXPERIENCE

KRILL: 3

INDUSTRY: 3

#### EDUCATION

John Carroll University

Bachelors of Arts in Communication

ICRA Certified

#### PROFESSIONAL ORGANIZATIONS

NAIOP

ACE Mentor Program

Construction Employers Association

Ms. Quatro is responsible for the administrative and technical direction of the construction project. She will coordinate the specific aspects of construction and the documentation of submittal and shop drawings, RFI logs, change order logs, and meeting minutes. Other responsibilities include documentation of all correspondence between contractors, architects, and owners, as well as managing diversity reports.

Lindsay will work with Project Management team on all pre-construction activities from document reviews, pre-bid meetings, pre-bid request for information, bid analysis to contract awards. Lindsay will also coordinate post construction documentation and warranty transition to the owner.

#### RELEVANT EXPERIENCE

##### Children's Museum

Cleveland, Ohio

30,000 sf historic renovation to create 2 halls of exhibit space including a water play area, arts and crafts room, and adventure area, all with upgraded electrical, mechanical, and sewage.

##### Lee Silsby Compounding Pharmacy

Beachwood, Ohio

Renovation of existing 20,000 sf building for Compounding Pharmacy – included adding retail, storage, shipping, sterile room, clean room, offices, conference rooms and labs.

##### The Foundry

Cleveland, OH

Historical renovation spanning across 12 buildings to create a waterfront state-of-the-art rowing facility including indoor rowing tanks, boat storage, locker rooms, event space, and a training facility.



## Key Personnel - LEED Expertise

The evolution of green building is one of the greatest advancements in the construction industry in recent history. We do not view this as just a trend, but the baseline of all future building. As the LEED certification process continues to define and establish the parameters of green building, we believe in being environmentally conscious whenever possible on a project.

With LEED Accredited Professionals on staff, Krill is a knowledgeable resource for LEED planning, design, construction and the certification process. Although each of our LEED certified buildings is a great accomplishment, we are proud that the Oberlin College-Williams Field House renovation was selected as the Green Building of America Award winner.

Krill's experience in LEED certified building includes:

- **Case Western Reserve University Linsalata Alumni Center: LEED Gold Certified**  
8,000 sf addition to existing Alumni House
- **John Carroll University: LEED Silver Certified**  
100,000 sf dormitory renovation and addition  
*2014 AGC Build Ohio Award Winner*
- **Karpinski Engineering: LEED Certified**  
21,000 sf interior office renovation
- **Oberlin College, Williams Field House: LEED Gold Certified**  
30,450 sf renovation  
*2009 Green Building of America Award Winner*
- **Cleveland Clinic, Global Cardiovascular Innovation Center: LEED Gold Certified**  
50,071 sf new construction
- **Oberlin College, Kohl Building: LEED Gold Certified**  
38,000 sf new construction
- **Fuchs Mizrachi School: LEED Gold Certified**  
Site Development



**Mark B. Olson** AIA, LEED AP BD+C  
Principal in Charge

## BIALOSKY

CLEVELAND

### Education

Bachelor of Architecture  
Kent State University

Bachelor of Science  
Kent State University

### Registration

Registered Architect - OH, NY, MI

### Affiliations

American Institute of Architects

Society of American Registered  
Architects

United States Green Building  
Council -LEED Accredited  
Professional

NCARB

### Civic Leadership

The Intergenerational Schools  
Board of Directors

Town Hall of Cleveland  
Past Board Chair

Tri-C Green Academy  
Advisory Council

Tri-C Green Metro Campus  
Integration Team Member

Leadership Cleveland  
Class of 2017

Bowling Green State University  
College of Technology, Architecture  
& Applied Engineering  
Advisory Council

### Publications

Smart Business Magazine  
*How Nontraditional Partnerships  
Can Benefit Your Next Project*  
December 2017

Mark Olson joined Bialosky Cleveland over 20 years ago, bringing significant institutional and construction work experience to the firm. Throughout his career, Mark has led design teams to create engaging places for people to live, learn, and be entertained.

With a vast institutional portfolio that includes ground up developments, renovations, historic restoration and additions Mark's experience guides both Owner and Contractor through an intuitive and collaborative construction process. In projects of all sizes, he takes pride in providing thoughtful design solutions influenced by his depth of knowledge and his richly collaborative partnerships with clients. Presently, Mark leads his team on the high-profile renovation project, Tri-C Campus Center, which transforms the college's underused brutalist building into an inspiring resource for not only students, but the community at large. Campus Center sets out to connect and activate the building with immersive spaces such as collaboration spaces, study nodes, cafe, eateries, and bookstore.

Mark has served as Chair of the Town Hall of Cleveland, the nation's longest consecutive-running speaker series. He presently serves on the Advisory Council for Tri-C's Green Academy and Center of Sustainability (GACS), and on the Board of Directors for The Intergenerational Schools.

### Select Relevant Experience

Lorain County Public Health	Elyria, OH
Lorain County Community College Ben & Jane Norton Culinary Arts Center	Elyria, OH
Cuyahoga Community College Metro Campus Center* District Administration Building Hospitality Management Center	Cleveland, OH
Greater Cleveland Regional Transit Authority Brookpark Station* West 117th Street Station	Cleveland, OH
Department of Water Headquarters & Service Center	Cleveland, OH
Cuyahoga County Board of Developmental Disabilities Vehicle Maintenance Facility	Cleveland, OH
Cuyahoga County Central Maintenance Facility	Cleveland, OH
Medina County Courts Master Plan	Medina, OH
Medina County Human Services	Medina, OH
EDWINS Leadership and Restaurant Institute Second Chance Life Skills Center	Shaker Heights, OH



**Tracy Sciano Vajskop** NCIDQ, IIDA, LEED AP ID+C  
**Associate Principal | Workplace Specialist**

## BIALOSKY

CLEVELAND

### Education

Bachelor of Science  
in Interior Design  
University of Cincinnati

### Certifications

NCIDQ Certified  
USGBC - LEED Accredited  
Professional

### Affiliations

IIDA  
CREW Cleveland  
Commercial Real Estate Women Inc.  
of Cleveland

### Presentations

Beyond the Cubicle - Panelist  
IIDA Advocacy Matters Roundtable  
Discussion Group  
Ohio Educational Environments  
Forum  
IIDA Women's Roundtable  
Discussion Group  
KSU Professional Panel

### Publications

Smart Business Magazine  
*Workplace Design Matters*  
December 2017

Tracy Sciano Vajskop leads the firm's Interior Design department with over 20 years experience in creating spaces to learn, live, and work. In designing engaging spaces that respond to technology, productivity, and user experience, Tracy has influenced the ever-changing landscape of education and workplace interiors. She is consistently at the leading edge of workplace and education trends, traveling near and far to educate herself on the latest innovations. Tracy is consistently solicited by universities and design associations as an expert panellist on these design topics.

For four years, Tracy has been the Project Manager for multiple Medical Mutual projects, including programming for their 2020 Strategic Real Estate Portfolio plan, which included over 2,400 employees in 5 locations. She has led Medical Mutual through the process of evaluating their current structure and culture, discovering as a team the required changes to stay flexible, and to attract and retain the next generation of knowledge leaders.

### Select Relevant Experience

Lorain County Public Health	Elyria, OH
Medical Mutual of Ohio	
Strategic Vision	Various Locations
Medical Mutual Brooklyn Operations Offices	Brooklyn, OH
Medical Mutual Strongsville Offices	Strongsville, OH
ABA Insurance Services Offices	Shaker Heights, OH
The Ohio State University	Columbus, OH
Fisher College of Business	
Cuyahoga County Maintenance Facility & Offices	Various Locations
Visioning, Programming, Consensus Building	
Parkwood Corporation Headquarters	Cleveland, OH
Pension Advisors Offices	Woodmere, OH
Bialosky Cleveland Offices	Cleveland, OH
Visiting Nurse Association Headquarters	Cleveland, OH
Lorain County Community College	
Ben & Jane Norton Culinary Arts Center	Elyria, OH
Physical Sciences Tutoring Labs	Elyria, OH
Cuyahoga Community College	
District Administration Building	Cleveland, OH
Jerry Sue Thornton Administration Building	Cleveland, OH
Various Office Projects	Cleveland, OH





**John Guzik.** LEED AP BD+C  
**Senior Associate | Senior Project Manager**

**BIALOSKY**  
CLEVELAND

**Education**

Bachelor of Architecture  
Kent State University

**Registration**

Licensed Architect - OH

**Affiliations**

USGBC  
LEED Accredited Professional

**Civic Involvement**

Canalway Partners, RiverSweep

John Guzik brings over 20 years of experience designing and managing projects primarily in the parks and recreation sector. John's work with a variety of state, municipal, private, and not-for-profit clients has resulted in numerous award winning projects across the United States. His experience in all phases of the design and construction process includes a deep appreciation for, and understanding of, the principles of sustainable design.

As the proposed project architect, John Guzik would be the primary contact with Cleveland Metroparks and would also serve as the central coordinator of design, documentation, and administration efforts for both Bialosky and the sub-consultants. John's past experience with members of the sub-consultant design team include such relevant project collaborations as being the architectural project manager for the Geneva State Park Beach House project while Environmental Design Group served as civil engineer and landscape architect. He served as project manager for the Beachwood Family Aquatic Center including the new bath house, concession facilities, and covered dining pavilions while coordinating Barber and Hoffman as structural engineer. He served as architectural project manager for the LEED silver certified Fuchs Mizrahi School These, and many other, collaborations have honed an appreciation and acuity for the interconnectedness and inter-reliance of every piece of the design project sequence.

**Select Relevant Experience**

Cleveland Metroparks	
Edgewater Beach House	Cleveland, OH
Lake Metroparks	
Kevin P. Clinton Wildlife Center +	Kirtland, OH
Franklin County Metroparks	
Honda Wetland Education Center +	Columbus, OH
Millcreek Township School District	
Ashbury Woods Nature Center +	Erie, PA
Geneva State Park	
Bath & Beach House - ODNR +	Geneva, OH
Lorain County Community College	
Ben & Jane Norton Culinary Arts Center	Elyria, OH
Physical Sciences Tutoring Labs	Elyria, OH
Lorain County General Health District	Elyria, OH

*+ Projects completed prior to joining Bialosky*



**David Hood** PE  
**Senior Associate | Senior Mechanical Engineer**

**BIALOSKY**  
**CLEVELAND**

**Education**

Bachelor of Science in  
Mechanical Engineering  
Syracuse University

**Registration**

Professional Engineer - OH

**Civic Involvement**

Engineering Tutor Program  
Syracuse University

**Affiliations**

American Institute of Architects  
Allied Professional

**Public Presentations**

*Fundamental HVAC for  
Architects*  
AIA Cleveland  
November 2018

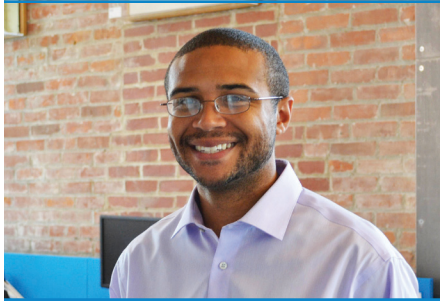
David Hood is a licensed mechanical engineer at Bialosky with 10 years of experience. Working in a variety of environments and project-specific roles, he is often relied upon for in his innate ability to troubleshoot on-site, and preserve the original intent of the mechanical systems design on any given project. Given his abilities, he has become a strong link between engineer, architect, and construction administrator at Bialosky.

He is well-versed in complex renovations and facility assessments in a wide range of project types, including public parks, libraries, and laboratories. Presently, David is designing mechanical systems for Lubrizol, and is performing CA duties for the College of Engineering Phase II, which include classrooms, lecture halls, tech labs, and maker spaces. David designed a variable air volume lab exhaust system that served 4 floors of the west side of the building. The project also required connecting into existing campus loop chilled and heating water systems.

**Select Relevant Experience**

Cleveland Public Library	
Martin Luther King Jr Branch	Cleveland, OH
Facilities Master Plan	Cleveland, OH
Shaker Heights Public Library	
Main Library	Shaker Heights, OH
Bertram Woods Branch	Shaker Heights, OH
Lorain County Public Health	Elyria, OH
Medical Mutual Brooklyn Operations Offices	Brooklyn, OH
Cleveland State University	Cleveland, OH
College of Engineering	
Science Lab Renovations, B Building +	Kirtland, OH
Millis Hall & Bingham Hall Renovation +	Cleveland, OH
Perkin Elmer Laboratories +	Robison, OH

*+ Projects completed prior to joining Bialosky*



## Ebbie Bobbitt

### Electrical Engineer

## BIALOSKY

CLEVELAND

#### Education

Bachelor of Science  
in Biomedical Engineering  
Marquette University

Ebbie Bobbitt is an electrical engineer at Bialosky with five years of experience. Working in a variety of environments and project-specific roles, he is often relied upon for in his innate ability to troubleshoot on-site, and find creative cost-effective solutions. Given his abilities, he has become a strong link between engineer, architect, and construction administrator at Bialosky.

Experienced in library and workplace projects, Ebbie has completed projects for multiple institutions, including Cleveland Public Library and Southwest Public Libraries. He is currently engaged in design and CA duties for Medical Mutual Offices in Brooklyn, OH which include classrooms, meeting rooms, tech labs, and community space.

#### Select Relevant Experience

Cleveland Public Library	
Martin Luther King Jr Branch	Cleveland, OH
Facilities Master Plan	Cleveland, OH
Walz Branch	
Southwest Public Libraries	
Grove City Branch Library +	Grove City, OH
Plain City Public Library +	Plain City, OH
Lake Erie College	
James F. Lincoln Library +	Painsville, OH
Cleveland Botanical Gardens	
Glasshouse Renovation +	Painsville, OH
Medical Mutual Brooklyn Operations Offices	Brooklyn, OH

+ Projects completed prior to joining Bialosky



## RESPONSIBILITIES

Mr. Leuthaeuser is a Associate Principal with the firm. His experience has been in structural design for commercial and institutional projects. Mr. Leuthaeuser is proficient in Revit, as well as multiple structural analysis and design programs.

Mr. Leuthaeuser joined the firm in 1996. In his years with the firm, he has developed from structural engineer to Senior Design Engineer. He has the responsibilities of managing multiple projects. He serves as project manager which includes structural design, supervising other staff members, and communication with our clients. In 2008, he became an Associate with the firm assuming additional management responsibilities. In 2011, he became a Senior Associate. Mr. Leuthaeuser is also responsible for management of information technology within the firm.

## PROJECT EXPERIENCE

### WEST 25TH STREET LOFTS

Cleveland, OH ▪ The project consists of a 165,000-square-foot renovation and addition to several connected buildings within the historic complex. The older buildings are two-story wood-framed structures built from 1907 to 1938, and will be renovated for residential and commercial use. Due to deterioration, portions of these buildings require structural reinforcement and/or replacement. The industrial warehouse buildings were constructed in the 1950's. A two-story and three-story wood-framed residential addition will be built within these open structures, and be supported by a concrete slab and steel framing over the ground-level parking.

### LORAIN COUNTY TRANSPORTATION CENTER – RESTORATION AND PRESERVATION OF HISTORIC BUILDING

Elyria, OH ▪ The new center has a passenger waiting room (which also functions as a civic hall for the community), ticketing area, and baggage handling. The building also houses the administrative offices for the Lorain County Transit and a railroad/transportation museum. Renovations to the second floor added office space. Structural scope of work included new floor openings to allow for construction and installation of a new elevator shaft, construction of a new platform for retail space use, reinforcing of the second floor space to support code-required floor loading, and reinforcing the existing roof construction to support new rooftop units.

### PARKER HANNIFIN DOWNTOWN YMCA HEALTH & WELLNESS FACILITY

Cleveland, OH ▪ Oversaw the assessment of the existing framing to accommodate the proposed renovations. Worked closely with client and owner to maximize new pool construction. Oversaw development and implementation of required new structural framing for proposed renovations and alterations.

### SCHOFIELD BUILDING – INTERIOR RENOVATIONS AND ALTERATIONS

Cleveland, OH ▪ Restoration and renovation of a 14-story building for commercial, hotel, and residential use. The 1900's-era structure is steel-framed with clay tile flat arch flooring. Project scope includes field-determination of the existing framing, reframing at new and existing floor openings, design of a new grand stair from the basement to the second floor, reconfiguration of foundations at a new elevator pit, and reinforcement of the roof structure to support a green roof.



#### EDUCATION:

- Ohio University, 1995  
Bachelor of Civil Engineering

#### REGISTRATION: P.E. 2001

- Ohio
- Illinois

#### PROFESSIONAL AFFILIATIONS:

- Structural Engineers Association of Ohio
- American Institute of Steel Construction
- Steel Framing Alliance
- Cold-Formed Steel Engineers Institute



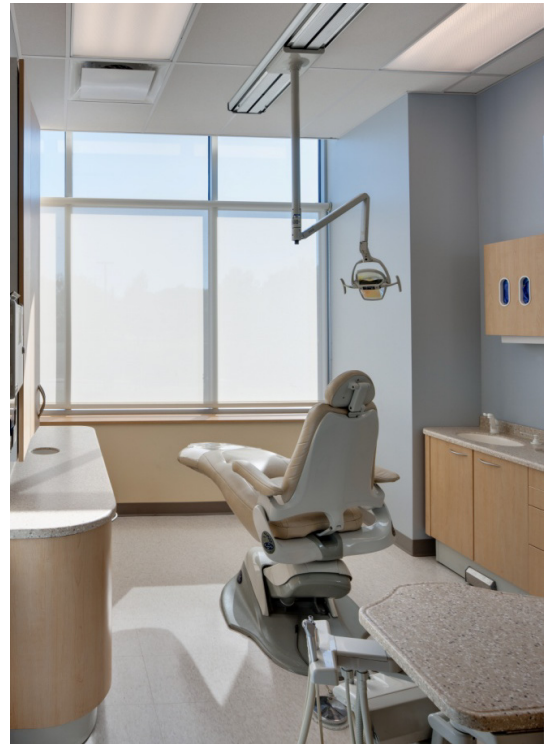
## Relevant Design-Build Projects



### Lorain County Health & Dentistry Broadway Avenue Medical Office

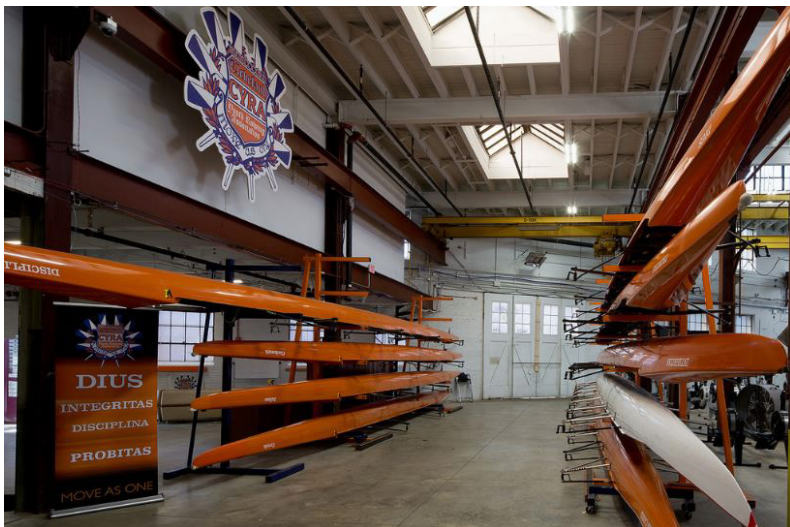
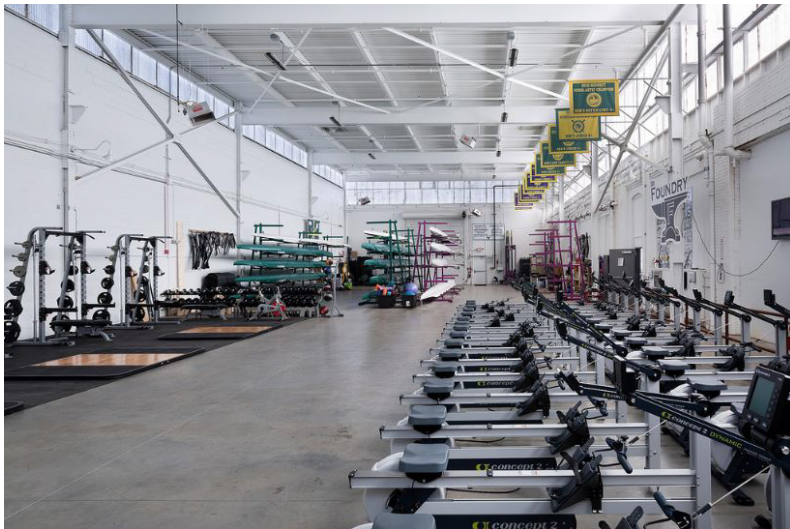
Lorain, Ohio – Renovation of an abandoned warehouse to create a new 5 story medical office building. The project followed a Design/Build contract.

*Architect: Kaczmar Architects, Inc.*





## Relevant Design-Build Projects



### The Foundry

Cleveland, Ohio – A 64,000 sf complete overhaul of several buildings to create a state of the art rowing facility including indoor rowing tanks, a training facility, apartments, boat storage, and event space.

*Architects: Kaczmar Architects*



## Relevant Design-Build Projects



### North Royalton City Hall

North Royalton, Ohio – 16,300 sf complete remodel of a single story library into City Hall administration spaces, community room, and Council Chambers space.

*Architect: Hasenstab Architects*





## Relevant Design-Build Projects



### Case Western Reserve University Linsalata Alumni Center

Cleveland, Ohio - An 8,000 sf addition to the existing Alumni House including connecting walkway, site development, a 3,500 sf grand hall with state-of-the-art technology, as well as support program space to accommodate catered events.

*Architects: Bostwick Design Partnership*





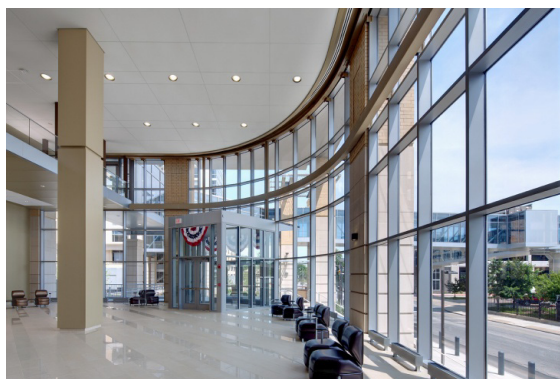
## Relevant Design-Build Projects



### **Department of Veterans Affairs Administrative Office Building at Cleveland VA Medical Center**

Cleveland, Ohio – A new 6-story, 150,000 sf office building with elevated pedestrian bridges and a Level 3/5 data center. The building was constructed in tandem with two other facilities to create a new campus. The project followed a Design/Build contract.

*Architect: Kaczmar Architects, Inc.*





# Relevant Construction Management Projects



## West Shore Unitarian Universalist Church

Rocky River, Ohio – A complete facility renovation with multiple phased additions totaling 32,000 square feet. Additions include certified child care development, classrooms, administrative offices, rotunda gathering area, full service kitchen, chapel and courtyard. The project also includes a redefined and renovated sanctuary and social hall complimented by the new building amenities.

*Architect: City Architecture, Inc.*



## Relevant Construction Management Projects



### Rocky River United Methodist Church

Rocky River, Ohio – An 8,500 sf addition that created a new entrance, a multi-purpose activity room including performance stage with lighting and acoustics, a café and restrooms.

*Architect: Ziska Architecture*



## Relevant Construction Management Projects



### **Kollel Yad Chaim Mordechai**

University Heights, Ohio – A new 8,000 SF Jewish Synagogue boasting a sanctuary with plenty of natural light, an upper floor balcony, and event space. The exterior finish of the building is a combination of stone veneer, porcelain tile and glass.

*Architect: Bialosky Cleveland*





# Relevant Construction Management Projects



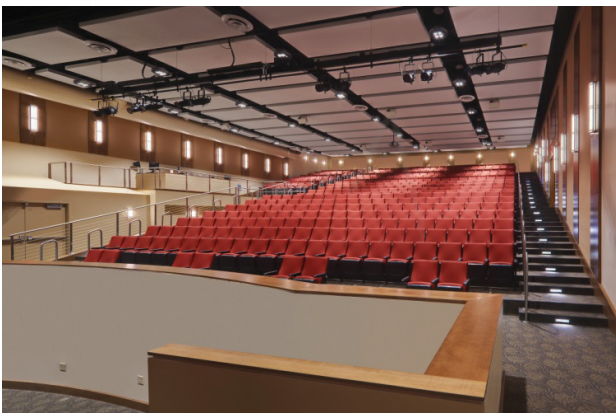
## Magnificat High School Cafeteria & Kitchen

Rocky River, Ohio – A 14,000 sf  
renovation of the cafeteria and kitchen.

*Architect: Studio Techne*



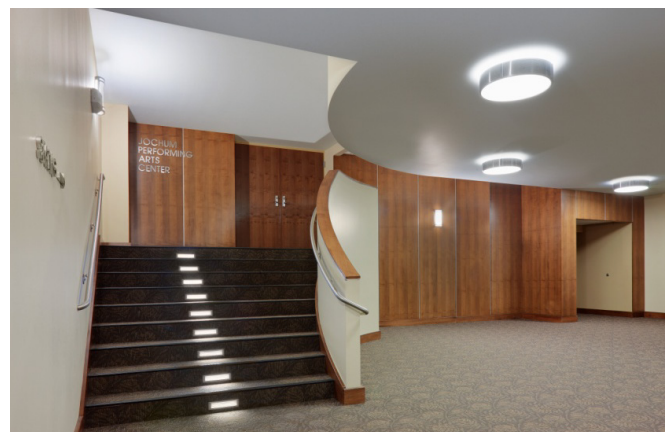
# Relevant Construction Management Projects



## Lutheran High School West Jochum Performing Arts Center

Rocky River, Ohio – A renovation to convert a former gymnasium into a 7,000 sf performing arts center and lobby. The project included elevated seating, floating sound panels, sound booth and a sunken orchestra pit.

*Architect: TDA Architecture*



## Relevant Construction Management Projects

### **St. Agnes Church**

Cleveland, OH

Under Construction

New addition for a gym and social hall, with full cooking kitchen.

### **Gloria Dei Church**

Hudson, OH

Under Construction

Building addition of a social hall and youth services.

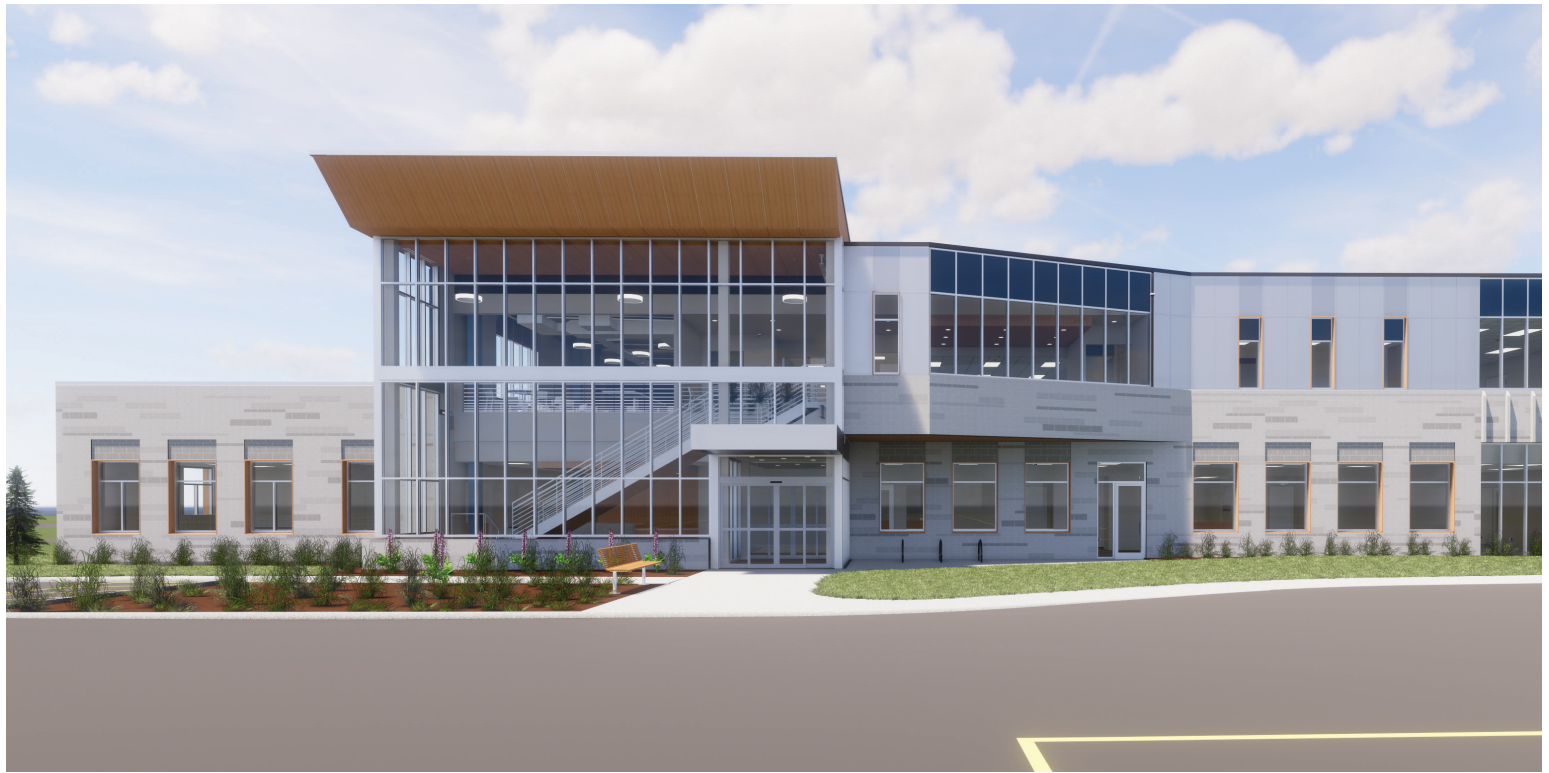
### **McGregor PACE**

Cleveland, OH

Completed November 2019

Interior renovation to an existing adult day-care facility.





## BIALOSKY

CLEVELAND

### Location

Elyria, OH

### Firm Responsibility

Architecture

Interior Design

MEP Engineering

### Project Application

Government Office

### Cost

\$8,000,000

### Year

December 2019

### Size

32,000 SF

### Contact

Dave Covell

Health Commissioner

Lorain County Public Health

p. 440 284 3219

## Lorain County Public Health

The recent merger of the Lorain County General Health District with the formerly independent Lorain City, and Elyria City Health Departments created an increase in staff and services that was not well-served by its existing facility. The 1960s building endured multiple fragmented additions over its lifespan, resulting in dispersed entrances, visitor confusion, and compromised security.

The new building offers a simple and clear entry sequence with distinct public and private zones. The design maintains department separation but still encourages synergy and interaction between staff. A focus on efficient, effective circulation promotes a positive workplace environment while keeping the construction budget in check. The two story design increases the square footage and the visual prominence of the institution. Architecturally, the prominent entry and open stairway signals reception, and serves as a broader wayfinding marker for building navigation.

Both the exterior and interior material palettes reinforce the public and private zones of the building, while creating a light, welcoming, environment appropriate for a lively, evolving institution. Durability and ease of maintenance are enhanced by the use of masonry, metal panels, and glass, while fresh colors and warm wood tones make the spaces comfortable for the diverse building users.

Project phasing and careful siting of the building will allow erection of the new structure while the existing building remains in operation throughout the construction project. Upon completion, services will transition to the new building, and the existing building will come down to allow final roadway and parking lot work. Minimizing interruption of services was a priority for the owner. Successful coordination between the design team, County ownership, and Lorain County Public Health department users, brings this exciting project to fruition while upholding design expectations, schedule, and budget.





## BIALOSKY CLEVELAND

### Location

Binghamton, NY

### Firm Responsibility

Design Architect  
Interior Design  
Programming

### Project Application

Higher Education  
Culinary Program  
Hospitality Program

### Cost

\$19,000,000

### Year

2019

### Size

30,000 SF

### Contact

Rey Wojdat  
Chairman Hospitality Programs  
SUNY Broome

## Culinary Arts Center SUNY Broome Community College

Bialosky Cleveland, the Design Architect and Passaro Architect's, the Architect of Record, were engaged by the State of New York to develop the new 30,000s.f. \$19,000,000 SUNY Broome Culinary Arts Center adjacent to the City of Binghamton's public square within the century old historic Carnegie Library. The project provided the City of Binghamton with the opportunity to repurpose one of its historic assets and SUNY Broome with an amazing venue to house its growing culinary program.

This project was a rare opportunity to revitalize an existing historic building and reimagine its future as a center for higher learning. In addition, this project energizes the troubled public square with renewed interest by private developers and local hospitality businesses.

William F. Seward delivered these words during the 1903 cornerstone dedication of the Binghamton Carnegie Library:

"..... IT SHALL BE THE PEOPLE'S UNIVERSITY in which every man, woman and child of our city shall have part and lot." How fitting, in 2016, that the new owner of the Carnegie Library building is the City of Binghamton, "People's University".

From the project's inception, representatives of each party have fully participated in an intensive programming and design agenda that included in-person charrette based design development and concept testing.

This new Culinary Arts Center features a 24 student multi-purpose/bake teaching kitchen with intimate demonstration lab, Garde Manger teaching kitchen, back-of-house lab, classrooms, culinary office suite, public special event space and HD enhanced demonstration kitchen studio.



## BIALOSKY

CLEVELAND

### Location

Brooklyn, OH

### Firm Responsibility

Architecture  
Interior Design  
Programming  
Change Management  
Furniture Specification  
Interior & Exterior Signage  
Environmental Graphics  
Move Management  
MEP Engineering

### Project Application

Workplace

### Cost

Withheld

### Year

Under Construction

### Size

344,000 SF

### Contact

Ray Mueller  
Chief Financial Officer  
Medical Mutual of Ohio  
P. 216 687 7828

## Medical Mutual Brooklyn Operations Center

As a conclusion to the extensive programming and real estate strategy study that was performed, Medical Mutual selected a 4-story tower of approximately 344,000 square feet for their new Operations Facility in Brooklyn Ohio.

At the kick off of the project, visioning sessions were held with select Medical Mutual staff to empower the employees to be involved and share their thoughts and concerns. Through this process Bialosky was able to identify the shared goals that Medical Mutual valued for their new spaces moving forward. The new combined operations facility will bring together many departments that have not had the opportunity to be in the same building before. Therefore, it was critical to provide a modern workplace that focused on creating opportunities and amenities that support collaboration between the departments, as well as act as a recruiting and retainment tool.

To create this new inspiring and engaging place to work, and support their desire to become more collaborative we focused on the experience of a journey through the city. Pulling inspiration from the urban fabric of cities, teams of staff form neighborhoods interconnected by plant-lined boulevards. Interwoven avenues are used to promote cross collaboration and impromptu interactions in the central community spaces.

The building will also offer amenities such as a full-service cafeteria with outdoor dining patio, fitness center and training rooms in addition to central work-cafes, focus rooms and informal gathering spaces on each floor. In addition, open offices will be laid out with offices towards the interior of the building providing each employee with access to daylight and views to the exterior. Through a process of change management Medical Mutual staff will adapt to use the new facility and its amenities to support their new way of collaborative working.





## BIALOSKY

CLEVELAND

### Location

Cleveland, OH

### Firm Responsibility

Architecture  
Interior Design

### Project Application

Higher Education  
Workplace

### Cost

Phase II: \$5,200,000

Phase I: \$629,400

### Year

2002, 2010

### Project Size

41,700 SF

### Contact

700 Carnegie Ave.  
Cleveland, Ohio, OH 44115  
P. 216 987 3476

## Cuyahoga Community College District Administration Building

Bialosky Cleveland provided planning, architecture and interior design services for the renovation and expansion of the District Administration Building for Cuyahoga Community College. The building contains offices, meeting spaces and amenities and supports all three CCC campuses.

Initially, our firm met with representatives from the various college departments in order to ascertain physical space needs and necessary adjacencies for the facility interior. We then met with the Director of Capital and Construction to discuss our findings and to discuss design options to address them.

The final project included a 7,300 sq. ft. fourth-floor addition constructed entirely while operations continued in the remainder of the facility. The addition required extending the existing vertical transportation, including a monumental stair, to which windows were added to make it a featured element of the building. Technology-rich meeting facilities were developed to provide for remote conferencing with all of the campuses. In addition to the new fourth floor, 2,000 sq. ft. of additional space was added and the remainder of the facility underwent extensive renovation. The project also included reworking the main entry and new signage.



## BIALOSKY

CLEVELAND

### Location

Columbus, OH

### Firm Responsibility

Architect of Record

### Project Application

Higher Education  
Workplace

### Cost

\$5,600,000

### Year

2012

### Size

31,000 SF

### Contact

David Greenberger, PhD  
Project Lead  
Mason Hall Renovation  
p. 614 292 5028

## The Ohio State University Fisher College of Business | Mason Hall

When the main library at Ohio State was expanded and renovated, OSU consolidated its collections there, leaving space within Mason Hall. Kallman McKinnell and Wood, the original designers of the building, worked in collaboration with Bialosky on the design for the renovation. The project began with space programming and planning effort to determine the best use of the space. The team also planned how the construction would be phased to allow the continuous use of the rest of the building and to coordinate the delivery of equipment with the construction on the adjacent street.

The second floor of the building is the new state of the art home for several of the Fisher College of Business Institutes and Centers and includes new offices, shared meeting spaces, and shared flex space for students and other temporary workers. The second floor rotunda was renovated into a multi-purpose space for group study, receptions, presentations, and symposia. Portions of the third floor were renovated to provide breakout rooms as well as modifications to the marketing research computer lab. The penthouse level terrace was enclosed and the captured interior space will be used to convert the penthouse level of the rotunda into a case room.



LEED Silver  
USGBC  
2010





## BIALOSKY CLEVELAND

### Location

Newburgh Heights, OH

### Firm Responsibility

Architecture

Interior Design

### Project Application

Government Infrastructure

Office

Design Build

### Cost

\$16,000,000

### Year

2019

### Size

192,000 SF

## Cuyahoga County Maintenance Yard

Cuyahoga County engaged the Whiting Turner/Bialosky design-build team to consolidate 5 of their service departments located at their County's existing Sanitary Engineering building, the road-and-bridge garage, and the fleet services garage into one maintenance facility at the existing RTA Harvard Avenue facility located in Newburgh Heights, Ohio. Primary to the project's success, and its greatest challenge, was the development an integrated planning approach that challenged their desire for departmental autonomy towards the paradigm of a singular work environment that shared not only space but resources. The resulting design consolidated all five departments into three primary program categories; shared office/administration, service employee locker and breakout space and the vehicle maintenance garage and storage. Sustainable design, safety, and employee support ideologies were infused into the program, design and functionality. The design-build approach delivered the project on budget, while meeting its accelerated construction schedule.



## Similar Project Experience

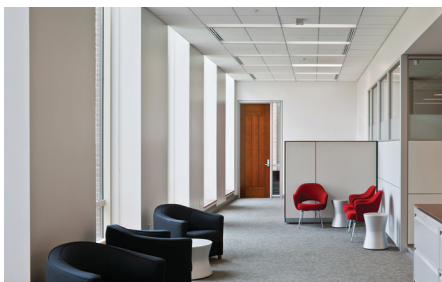
### PUBLIC INSTITUTION PROJECT EXPERIENCE



Greater Cleveland RTA Headquarters  
Cleveland, OH



Edgewater Beach House  
Cleveland, OH



The Ohio State University | Mason Hall Offices  
Columbus, OH

#### University of Akron

Institute For Global Business

#### City of Akron

Cascade Plaza

#### City of Avon

Service Center

#### Cuyahoga County

Neighborhood Service Center

Juvenile Center

#### Cuyahoga County

Children & Family Services

Board of Mental Retardation

#### City of Cleveland

Division of Water, Headquarters

Division of Water, Parma Facility

Thorton Park

Water Pollution Control

Headquarters

#### Greater Cleveland RTA

Headquarters

West 117th Street Station

Brookpark Station

Lee-Van Aken Station

#### City of Lyndhurst

Masterplan

Courtroom

#### City of Wadsworth

City Hall

#### City of Shaker Heights

Public Library

#### Westside Mental Health

#### United Way

Cleveland Headquarters

#### Kent State University

College of Business

Master Planning  
& Conceptual Design

Schwebel Room

Taylor Hall Renovation

#### The Ohio State University

Mason Hall Renovation

#### Ohio School Facility Commission

Multiple District Facility

Assessments

#### US Customs

#### US Government Anti-Trust Division

#### NASA

Research Support Building

#### New York City

Taxi & Limo Commission

#### Visiting Nurse Association

Cleveland Headquarters

#### Cuyahoga Community College

District Administration Building

Hospitality Management Center

Metro Campus Center

East Campus Culinary Center

#### Cuyahoga Community College

#### & Visiting Nurse Association

Office Building

#### Cleveland Metroparks

Edgewater Beach House

#### Lorain County Community College

Culinary Arts Center

TV Studio

Physical Science Tutoring Lab

President Office Suite

#### Medina County

Human Services Building

Courthouse

#### Moreland Hills Village

Police Station

#### Orange Village

Service Center

#### State University of New York,

#### Broome

Culinary Center

#### University of South Carolina,

#### Beaufort

Hospitality Management Center



## Similar Project Experience

### CORPORATE OFFICE PROJECT EXPERIENCE



Parkwood Corporation  
Cleveland, OH



Progressive Insurance  
National Merit Award  
Society of Registered Architects



Marshberry Corporation Headquarters  
Best Small Corporate Office  
AIA/IIDA Cleveland Design Awards

#### ABA Insurance Services

Shaker Heights, OH

#### American Greetings

#### World Headquarters

Brooklyn & Westlake Ohio

#### Avir Corporation

Baltimore, Maryland

#### The Bert B. Brosky Building

Oakwood, Georgia

#### Bialosky Cleveland

Cleveland, Ohio

#### Bonne Bell, Inc

Westlake, Ohio

#### Calabrese, Racik &

#### Marcos Management

Cleveland, Ohio

#### Central Computer Services

Strongsville, Ohio

#### Centric

Cleveland, Ohio

#### City Of Cleveland

#### Dept. Of Public Utilities

Cleveland, Ohio

#### The Cleveland Bar Association

Cleveland, Ohio

#### The Cleveland Foundation

Cleveland, Ohio

#### The Cleveland Jet Center

Richmond Heights, Ohio

#### Columbia Iron And Steel

Cleveland, Ohio

#### Concord Development

Cleveland, Ohio

#### The Coral Company

Beachwood, Ohio

#### Crocker Park

Westlake, Ohio

Grantland Building

Whitlock Building

Gordon Building

Argus Building

#### Cuyahoga Community College

Cleveland, Ohio

Multiple Office / Admin Projects

#### Dawn Enterprises

Cleveland, Ohio

#### Distribution Data

Strongsville, Ohio

#### Developers Diversified

Beachwood, Ohio

#### Dow Corning

Strongsville, Ohio

#### Glazen Advertising

Cleveland, Ohio

#### Goodwill Industries

Cleveland, Ohio

#### GCRTA Headquarters

#### Root McBride Building

Cleveland, Ohio

#### Honeywell Corporate Offices & Tech Center

Beachwood, Ohio

#### KS Associates

Elyria, Ohio

#### Lextech Industries

Strongsville, Ohio

#### Leaseway Corporation

Cleveland, Ohio

#### Lorain County Community College

Elyria, Ohio

Conferencing Center

Faculty Offices & Tutoring Center

#### Lumitex

Strongsville, Ohio

#### Lutheran Housing Headquarters

Cleveland, Ohio

#### Malrite Communications Group

Cleveland, Ohio

#### Marshberry Corporation

Woodmere, Ohio

#### Medical Mutual 2020 Strategy

Northeast, Ohio



## Similar Project Experience

### CORPORATE OFFICE PROJECT EXPERIENCE



Bialosky Cleveland Offices  
*Best Small Corporate Office*  
*AIA/IIDA Cleveland Design Awards*



American Greetings World Headquarters  
*With RTKL | Architect of Record*



American Greetings Tech West  
*Westlake, OH*

#### **Medical Mutual Offices**

Strongsville, Ohio

#### **Medina County Human Services Headquarters**

Medina, Ohio

#### **Metroplex Communications**

Cleveland, Ohio

#### **Minneapolis Honeywell**

Strongsville, Ohio

#### **National City Bank**

Cleveland, Ohio

#### **Nanofilm**

Strongsville, Ohio

#### **Neighborhood Centers Association**

Cleveland, Ohio

#### **Novartis Cambridge Campus**

Cambridge, MA

#### **Olympic Steel**

Bedford, Ohio

#### **Olympus Medical Corporation**

Strongsville, Ohio

#### **Parkwood Corporation**

Cleveland, Ohio

#### **Pension Advisors**

Woodmere, Ohio

#### **Pepper Pike Place**

Pepper Pike, Ohio

#### **Progressive Insurance**

Campus I Mayfield Village, Ohio

Campus II Mayfield Village, Ohio

Call Center Phoenix, Arizona

Various Offices Nationwide

#### **Queen of Greene**

New York, New York

#### **Realty One**

Independence, Ohio

#### **Recovery Resources**

Elyria, Ohio

#### **Richland Development**

Middleburg Heights, Ohio

#### **Robert L. Stark Enterprises**

Woodmere, Ohio

#### **Stargate Technologies**

Strongsville, Ohio

#### **Stouffer Corporation**

Solon, Ohio

#### **Teamsters Local No. 436**

Valley View, Ohio

#### **Tech Park I & II,**

Strongsville, Ohio

#### **Tek Tronix**

Strongsville, Ohio

#### **Thorn Automated Systems**

Cleveland, Ohio

#### **Tower East**

Cleveland, Ohio

Multiple Projects

#### **Tranzonic Corporation**

Cleveland, Ohio

#### **United Way Headquarters**

Cleveland, Ohio

#### **US Customs Offices**

Strongsville, Ohio

#### **Visiting Nurse Association of Cleveland Headquarters**

Cleveland, Ohio

Multiple Reorganization Projects

# Design-Build Services

On the average The Krill Co., Inc. uses the Design-Build deliverable on approximately 25% of all projects on an annual basis. Additionally, we offer Design-Assist on the majority of our Construction Management at Risk, which when combined accounts for over 75% of our annual volume. In other words, we are a company with a culture that believes in working together to achieve the best outcome for our clients.

When determining our Design-Build team, we traditionally focus on working with right size consultants, with relevant experience, a strong work history, and competitively priced services. With the stated criteria as a basis for our evaluation, The Krill Co., Inc. reached out to Bialosky Cleveland as our preferred partner for the Lakewood Intergenerational Community Center.

## Pre-Construction Services:

The most important element of the Design/Build process is the Pre-Construction period where Krill and Bialosky will work closely with the City of Lakewood to build upon the groundwork set forth in the establishment of the criteria documents. It is during Pre-Construction that the city will benefit from Krill's industry knowledge, historical data-bases, subcontractor relationships, and ability to conceptualize and accurately estimate while working with Bialosky on a creative and aesthetically pleasing design. This process is called Target Value Design (TVD), where all parties work within an environment to that recognizes architecture and its relationship to budget.

Our management teams have strong industry-specific experience and professional relationships that provides our clients Design/Build services to reach higher with creative thinking, cost saving suggestions, programmatic approach, and strategic thinking.

Today's Design-Build architectural services care about the end user, and include detailed drawings and accurate pricing for each division of work, allowing Krill to proactively build the estimate conceptually with the progress of the drawings. The City of Lakewood will participate in the Pre-construction process which is both seamless and open book, which saves both time and money.

The Krill Co., Inc. historically provides between 7% and 9% worth of value added options in the form of a 'shopping list' that is reviewed in detail with the owner. Krill's value added options are not a reduction in scope like so many other Design/Build or Construction Managers offer, rather it is an early involvement means & methods approach with alternative product insight on the design presented by the architect and preferred by the owner. As a team we will be providing consistent and accurate Value Analysis of each building and design component. Professional Value Analysis during pre-construction and design will avoid the pitfalls of industry short cuts often encountered during Value Engineering.

## Scheduling and Bid Documents:

The Krill Co., Inc. will provide a master schedule early in the process, identifying milestone dates with the design team until construction commencement. As Krill works into the Design Development drawings, a

## Design-Build Services

detailed construction schedule will be created to further develop required phasing, material procurement, constructability, long lead deliveries, owner furnishings fixtures and equipment, substantial completion, certification for occupancy, and final owner occupancy.

Once a final budget has been established and drawings completed, the Krill team will further define costs and subcontractor responsibilities by preparing supplemental bidding instructions, detailed bid forms, and schedules to be attached to the Architects documents to assure that the owner is receiving the best value for their investment. Multiple subcontractors will be solicited for bidding within every division of work and compared in a bid evaluation form presented to the team with a recommendation of award. We often meet face to face with subcontractors to review drawings together and discuss viable options, especially on highly sophisticated projects.

### Construction Services:

The Krill Co., Inc. will manage and be the single point of responsibility during construction. With a full time field superintendent and staff, the City of Lakewood will receive the personal attention necessary to reach its goals for occupancy.

Krill's successful business plan and approach is to individually award all of the elements of a construction project rather than awarding several prime contractors to run the project. This provides complete control of the project in the field and in the office, and eliminates potential problems in communication breakdown.

On a monthly basis, the city will receive a Status Report identifying each construction trade and line item cost to date. Krill believes that the Status Report is the most important tool that will be used during any renovation or construction project. The status report will allow the city to continuously monitor the project value, allowing for individual items in the schedule of values to be reported. We prefer to allow our clients to know the budget status throughout the entire project, rather than offering savings only after the projects is completed. Change orders are traditionally a result of changes implemented by the client, and it would be our expectation that through our preconstruction approach, changes and change orders will be minimized. Projected savings are often re-applied to the project as a building upgrade or returned to the owner for a savings.



# Project Integration

## Benefits and Integration

With a true Design-Build team, the City of Lakewood will be partnered with two of Cleveland's most recognized contracting and architectural firms. Both companies carry rich traditions, strong reputations, and rooted relationships within the community.

The Krill/Bialosky team has been involved in the revitalization of the city, bringing back buildings historical in nature through the adaptive re-use development. We have had great success with minority and female business development, along with low income and city residency participation in the City of Cleveland. Our objection is to bring together the right size subcontractors to provide the best value in construction.

The value of the team cannot be defined as a percentage or cost. It will be the people within each organization that we bring to the table that will create a positive construction environment. If the city would prefer a measurable, we would recommend asking the industry to name who they would prefer to work with as architect and contractor, and we guarantee that both firms will be atop the list.

We look forward to sharing our culture and approach to design and construction with each member of the construction board at the City of Lakewood.